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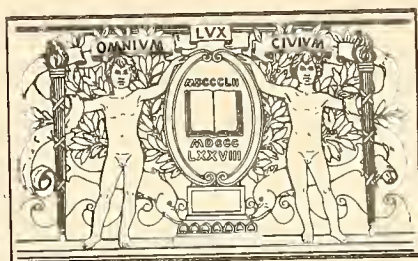
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CITY OF BOSTON

PROPERTY TAX FACTS AND FIGURES FISCAL YEAR 1989



RAYMOND L. FLYNN, MAYOR

ASSESSING DEPARTMENT
THADDEUS J. JANKOWSKI, JR.
COMMISSIONER

Fall, 1988

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November, 1988

Dear City of Boston Property Owner:

The City of Boston has successfully completed the Fiscal Year 1989 revaluation of all property as required by state law.

Through the legislative efforts of the Flynn Administration, substantive tax reforms were enacted this past summer. While assessed values have generally increased across the City as a result of our vibrant economy, the successful enactment of these tax reform measures will result in most of the City's taxpayers paying less than last year. This is truly good news, particularly in light of the increased demands on family budgets.

The equitable assessment of over 130,000 parcels of property is one of the more complex responsibilities entrusted to local government. This year, the employees of the Assessing Department completed the revaluation on-time for the first time in recent history. With your continued support and cooperation, we can continue our efforts to achieve tax reform and insure fair, equitable, and efficient assessing practices for all citizens of the City.

I strongly believe that taxpayers are entitled to a full explanation of the procedures followed in the determination of the assessed value of their property. The purpose of this report is to be an informative tool. As always, we appreciate your comments.

Sincerely,

Thaddeus J. Jankowski, Jr.
Commissioner of Assessing

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Section I
Important Facts About The Property Tax

SECTION I.

IMPORTANT FACTS ABOUT THE PROPERTY TAX

Because of the continuing effects of Proposition 2 1/2, as well as the impact of new legislation, many taxpayers will find their taxes about the same or even slightly lower than last year. The following provides a summary of some of these important provisions.

Proposition 2 1/2

Proposition 2 1/2 was adopted by the citizens of the Commonwealth as an initiative petition in 1980.

Its principal provisions relative to the property tax: -

- o limit the property tax levy in a city or town to no more than 2.5% of the total fair cash value of all taxable real and personal property;
- o limit the property tax levy to no more than a 2 1/2% increase over the prior year's levy limit (with certain provisions for new growth and construction). Taxpayer's should note that the 2 1/2% limit applies to the entire levy, but does not limit the increase in individual assessments;
- o provide for local overrides of the levy limit and a local option to exclude certain debt from the limit. Since the inception of Proposition 2 1/2, the City of Boston has not voted to either override the levy limitations or exclude any debt as allowed by Proposition 2 1/2.

Classification

In 1978, the citizens of the Commonwealth adopted a Constitutional Amendment authorizing the legislature to classify real property into as many as four classes and to tax these classes differently. The original Classification act prevented the shifting of taxes from business property onto residential property as a result of court ordered revaluations.

Since Fiscal Year 1984, however, rapid appreciation in property values have increased the residential share of the property tax burden. This year, landmark legislation initiated by the Flynn administration and approved by the legislature updated the limits provided under the original classification act and enabled local officials to mitigate further tax shifts.

Under the new parameters, residential taxes can be no lower than 50% of what they would be if property was not classified and disfavored classes (commercial, industrial, personal) can not be taxes more than 175% of what these classes would pay without classification, provided that the residential portion of the levy is not reduced below its lowest post Fiscal Year 1983 level.

Preferential tax treatment for residential property is not required, but is rather a local option. In Boston, the decision to allocate tax burdens in accordance with the law is made by the city council, with the approval of the mayor.

5

Residential Exemption

Each city or town may adopt a residential exemption within the residential class for parcels that are the principal residence of a taxpayer. A residential exemption is an assessed dollar amount of value that is exempt from taxation.

The City of Boston has chosen the maximum exemption allowed by law in each year since 1983, the first year the City was able to adopt the exemption. This year, the enactment of legislation initiated by the Flynn administration doubled the maximum amount of the residential exemption. Under the new law, a residential exemption of up to 20% of the average value of all residential property in a city or town may be adopted. This year, the average residential value of \$180,167 results in a maximum residential exemption of \$36,033 of value, or a \$287.18 reduction in taxes.

A residential exemption only applies to the "principal residence" of a taxpayer. A principal residence is one in which the taxpayer lives and is used as a permanent home and legal residence. Summer or vacation houses are not eligible.

The residential exemption is a local option and is adopted by the mayor with approval of the city council.

Clause Exemptions

A clause exemption releases a taxpayer from an obligation to pay all or a portion of the taxes assessed on a parcel of property. The City of Boston extends the maximum benefit allowed by law to those who qualify for the following exemptions:-

Clause 17D	Surviving Spouse Minor Child of a Deceased Parent Elderly Persons Over the Age of 70
Clause 18	Hardship
Clause 22	Qualified Veterans (with a service connected disability)
Clause 37A	Blind Person
Clause 41A	Tax Deferral (for persons over the age of 65)
Clause 41C	Elderly Person (over the age of 70 who meets certain financial requirements)
Clause 42	Surviving Spouse of a Firefighter or Police Officer killed in the line of duty.
Clause 43	Minor Child of a Firefighter or Police Officer killed in the line of duty.

The Assessing Department has improved its clause exemption program this year by simplifying application forms, producing and distributing informational brochures, establishing outreach programs with other city agencies, and translating many of its brochures into foreign languages.

Section II

Property Tax Process

SECTION II

PROPERTY TAX PROCESS

Assessed Value

The Assessing Department is statutorily obligated to assess all property at its full and fair cash value as of January 1 of each year (Massachusetts General Laws, Chapter 59, Section 38). Therefore, the assessed value for the Fiscal Year 1989 tax bill incorporates the fair cash value of the property as of January 1, 1988. Full and fair cash value is defined as the price an owner willing, but not under compulsion to sell, ought to receive from one willing, but not under compulsion to buy.

Constitutional and statutory provisions prohibit the assessment of property above or below its full cash value. "Full and Fair Cash Value" represents the applied constitutional and statutory standard protecting the property owner's right to pay only his or her fair share of the tax burden. The City of Boston has remained in compliance with the "Full and Fair Cash Value" standard since Fiscal Year 1983.

Revaluation

Chapter 40 of Section 56 of the Massachusetts General Laws requires that all cities and towns complete a revaluation and undergo certification by the Department of Revenue every three years. Triennial revaluation requires parcel specific data collection and detailed economic research and analysis. Assessments are determined using three methods:

1. Cost Approach - value is based on the estimated cost to replace or reproduce the buildings and improvements of a property, less any depreciation, plus the value of the land;
2. Income Approach - value is based on the income producing capabilities of the property; and
3. Market Approach - the value of the property is based on recent sales of comparable properties.

The assessment data must be stored in a readily updatable Computer Assisted Mass Appraisal (CAMA) system.

In Fiscal Year 1989, the City conducted a parcel specific revaluation. In the years between revaluations, the City, pursuant to state law, market indexes or trends values to keep property assessments accurate. For Fiscal Years 1983 - 89, the City of Boston has complied with the Full and Fair Cash Value standard as follows:

*FY 83	Parcel specific revaluation
*FY 84	Market indexed all assessments
*FY 85	Market indexed all assessments
*FY 86	Parcel specific revaluation
*FY 87	Market indexed all assessments
*FY 88	Market indexed all assessments
*FY 89	Parcel specific revaluation

Fiscal Year 1989 Revaluation

The employees of the Assessing Department were challenged to complete the revaluation of the City "on time in '89." Not only has the Department completed the process on time, but it has also performed the revaluation in-house, primarily using existing personnel rather than contracting the entire process out to a revaluation firm (as is the practice in many communities). This has:

- o Allowed the Department's staff to develop technical expertise with the mass appraisal system and familiarity with the quality of the appraisals.
- o Created an incentive to perform quality work, since the assessors will be responsible for defending these values.
- o Reduced the overall cost of the revaluation by eliminating vendors' profits and making more efficient use of existing departmental resources.

The following provides a general, sequential overview of the Fiscal Year 1989 revaluation process:-

1. Planning. The mass appraisal of property values is similar to the mass production of any product. An assembly line is established and each individual step of the project is carefully designed and developed before production begins. Careful planning and management have ensured accurate assessments as well as timely accomplishment of the 1989 revaluation.
2. Data Collection. Important property characteristics for individual properties are collected and stored in the Department's computer database. The recollection of residential property data during the FY 1986 revaluation left the Department with a solid residential database for its FY 1989 revaluation. However, a major weakness was identified in the quality of the Department's data with respect to commercial and industrial property (particularly outside the downtown area). As a result, data characteristics for these properties were collected for the FY 1989 revaluation. The Assessing Department has also updated its database by field inspecting and verifying over 21,000 residential and commercial properties that were sold and over 10,000 properties that had new construction, rehabilitation or demolition permits issued.

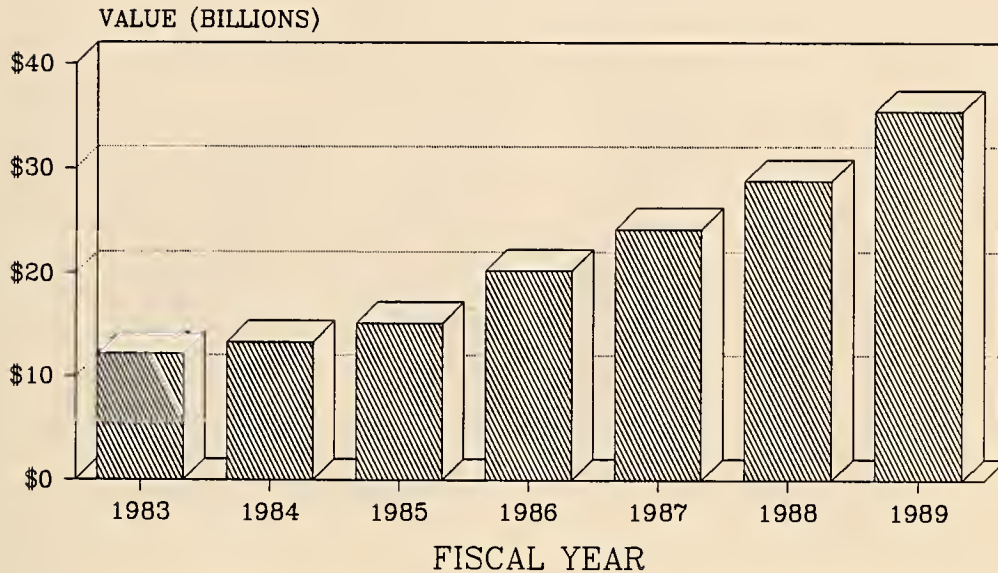
3. Data Research and Analysis. The Department's research staff tabulated and reviewed various sales (comparable sales, unit land values, depreciation guidelines), leases (economic rent schedules, expense guidelines), economic indicators (income capitalization rates) and cost data (replacement, reproduction and original cost schedules) necessary for the development and support of accurate values.
4. Valuation. Information from the research and analysis phase was combined with the parcel specific data. Through the use of various statistical, financial and market analysis, the Department employed a computer assisted mass appraisal (CAMA) system to generate values for each parcel.
5. Field Review. Assessors reviewed the new assessments to ensure the values were supported by recent sales data and consistent among similar properties.
6. Preliminary Certification Review. Upon the completion of the field review, the Assessing Department submitted the proposed values to the Department of Revenue for preliminary certification.
4. Valuation Disclosure Process. After the Department of Revenue granted its preliminary certification, the Assessing Department made the new assessments available to local taxpayers, using site offices and telephone banks. At this time, taxpayers were able to review and discuss their new values with trained Assessing Department staff.
8. Final Certification. After the review and disclosure process, the Department of Revenue gave its final certification of the values. At this point, the classification factors and tax rate were prepared for certification.

A more detailed presentation of the development of values for the Fiscal Year 1989 revaluation is presented in The Revaluation Report, also available from the Assessing Department.

Section III
The Tax Base



TOTAL ASSESSED VALUE OF CITY OF BOSTON FY 1983 - 1989



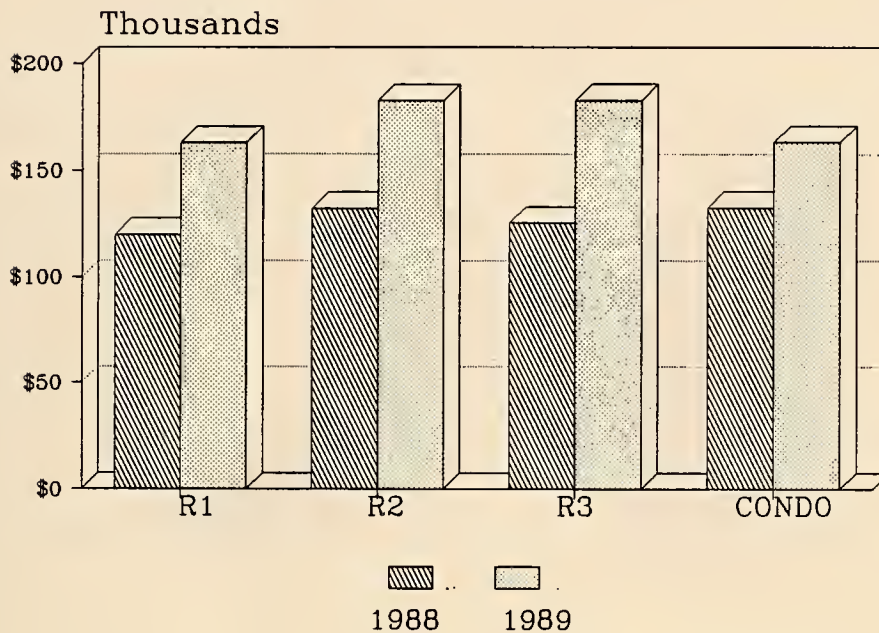
TOTAL ASSESSED VALUE OF CITY OF BOSTON

FISCAL YEAR	VALUE	PERCENT CHANGE
-----	-----	-----
1983	12,175,949,017	-----
1984	13,330,724,765	9.48%
1985	15,169,715,345	13.80%
1986	20,249,421,480	33.49%
1987	24,215,800,675	19.59%
1988	28,823,332,791	19.03%
1989	35,433,672,139	22.93%

- The Tax Base (total assessed value of all taxable property assessed) increased from \$28.8 billion in FY 1988 to \$35.4 billion in FY 1989, an increase of \$6.6 billion, or 23%.

AVERAGE RESIDENTIAL ASSESSMENT

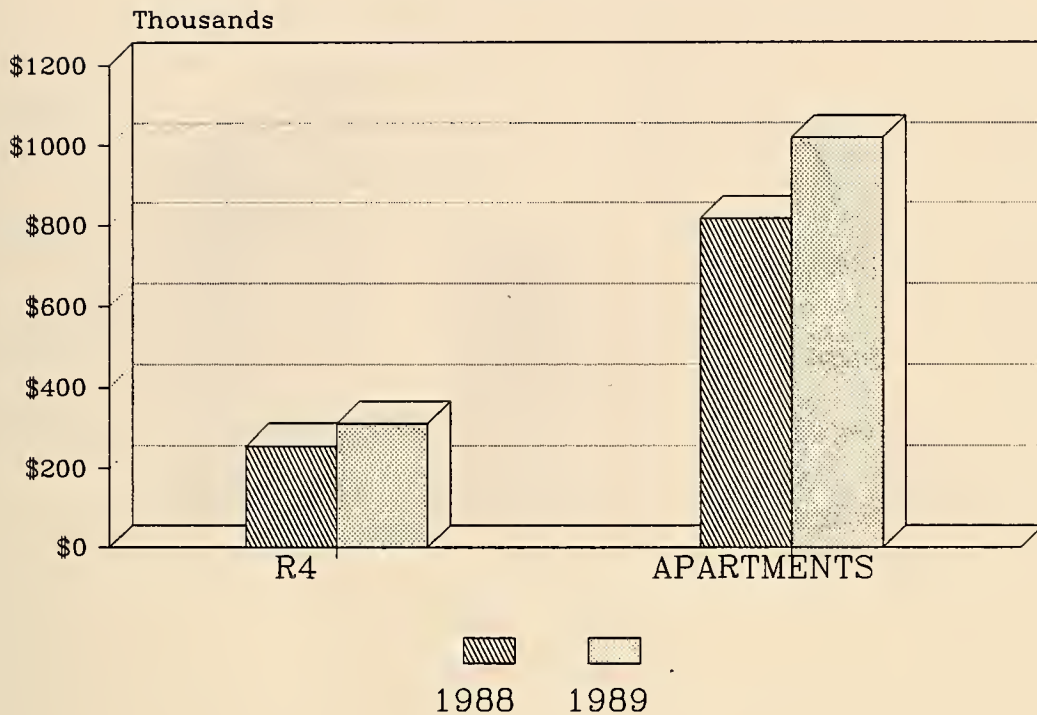
FY 1988 – 1989



- Since FY 1988, the average assessment on a single family home increased \$43,230, from \$119,895 to \$163,125.
- The average assessment on a two-family home increased \$50,404, from \$132,280 to \$182,684.
- The average assessment on a three-family home increased \$57,413, from \$125,411 to \$182,824.
- The average assessment on a residential condominium increased \$30,859, from \$132,550 to \$163,409.

AVERAGE RESIDENTIAL ASSESSMENT

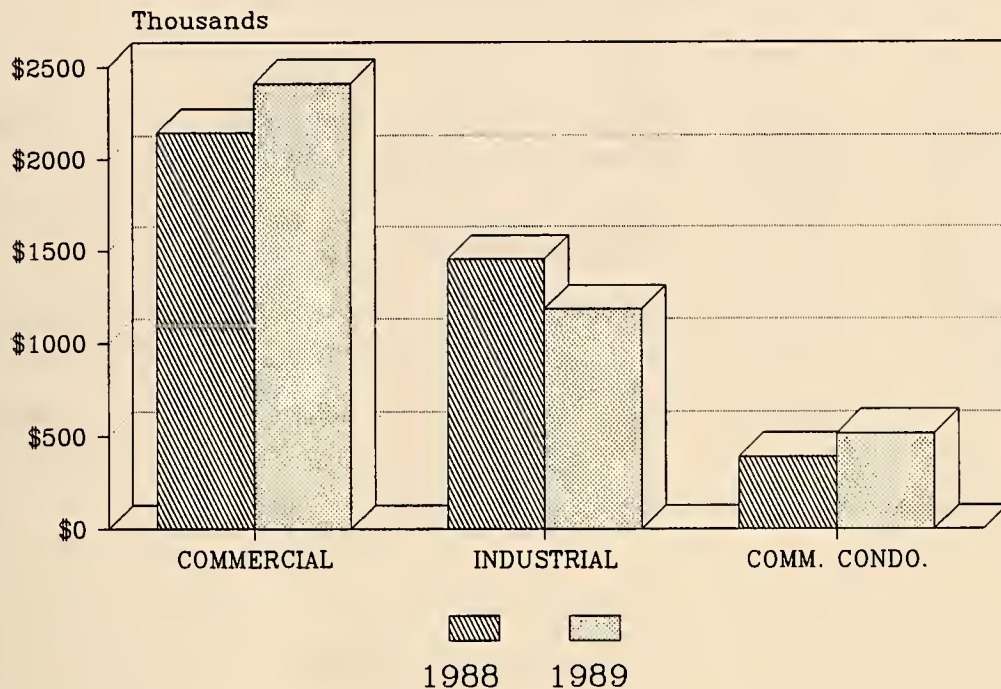
FY 1988 - 1989



- Since FY 1988, the average assessment on a four to six family home increased \$54,406, from \$254,930 to \$309,336.
- The average assessment on apartment buildings increased \$202,912, from \$816,521 to \$1,019,433.

AVERAGE COMMERCIAL & INDUSTRIAL ASSESSMENTS

FY 1988 - 1989



- Low vacancy rates and high market rents have increased the value of commercial property throughout the City.
- Since FY 1988, the average assessment on commercial property increased \$265,202, from \$2,146,278 to \$2,411,480.
- The average assessment on industrial property decreased \$269,893, from \$1,452,005 to \$1,182,112.
- The average assessment on a commercial condominium increased \$124,847, from \$389,979 to \$514,826.

NEW GROWTH: FY 85 - FY 89

GROWTH IN TAXABLE VALUE BY FISCAL YEAR

	CLASS	FY85	FY86	FY87	FY88	FY89
NEW CONSTRUCTION	R	38,016,082	40,301,528	44,202,637	87,345,498	93,392,666
	C, I	434,519,980	539,898,479	218,968,750	348,627,179	486,422,510
EXEMPT TO TAXABLE	R	1,766,945	16,677,085	20,154,220	43,961,657	9,497,391
	C, I	33,925,555	21,957,015	109,370,590	15,241,260	44,243,513
CONDO CONVERSIONS, PARCEL SUBDIVISIONS	R	105,792,638	130,801,957	204,422,055	286,591,759	336,398,238
	C, I	20,329,217	10,746,515	94,555,775	121,901,238	42,498,730
NEW PERSONAL PROPERTY ACCOUNTS	P	99,210,800	41,008,259	113,772,018	129,919,045	164,159,051
TOTAL		733,561,217	801,390,838	805,446,045	1,033,587,636	1,176,612,099

GROWTH IN NET LEVY BY FISCAL YEAR

	CLASS	FY85	FY86	FY87	FY88	FY89
NEW CONSTRUCTION	R	650,075	661,751	594,967	1,049,893	1,005,839
	C, I	14,139,280	16,931,216	5,660,342	8,210,170	10,535,912
EXEMPT TO TAXABLE	R	30,215	273,838	271,276	528,419	102,287
	C, I	1,103,938	688,572	2,827,230	358,932	958,314
CONDO CONVERSIONS, PARCEL SUBDIVISIONS	R	1,809,154	2,147,768	2,751,521	3,444,833	3,623,009
	C, I	661,513	337,011	2,444,267	2,870,774	920,522
NEW PERSONAL PROPERTY ACCOUNTS	P	3,228,319	1,286,019	2,941,007	3,059,594	3,555,685
TOTAL		21,622,494	22,326,175	17,490,610	19,522,614	20,701,569

R = RESIDENTIAL

C = COMMERCIAL

I = INDUSTRIAL

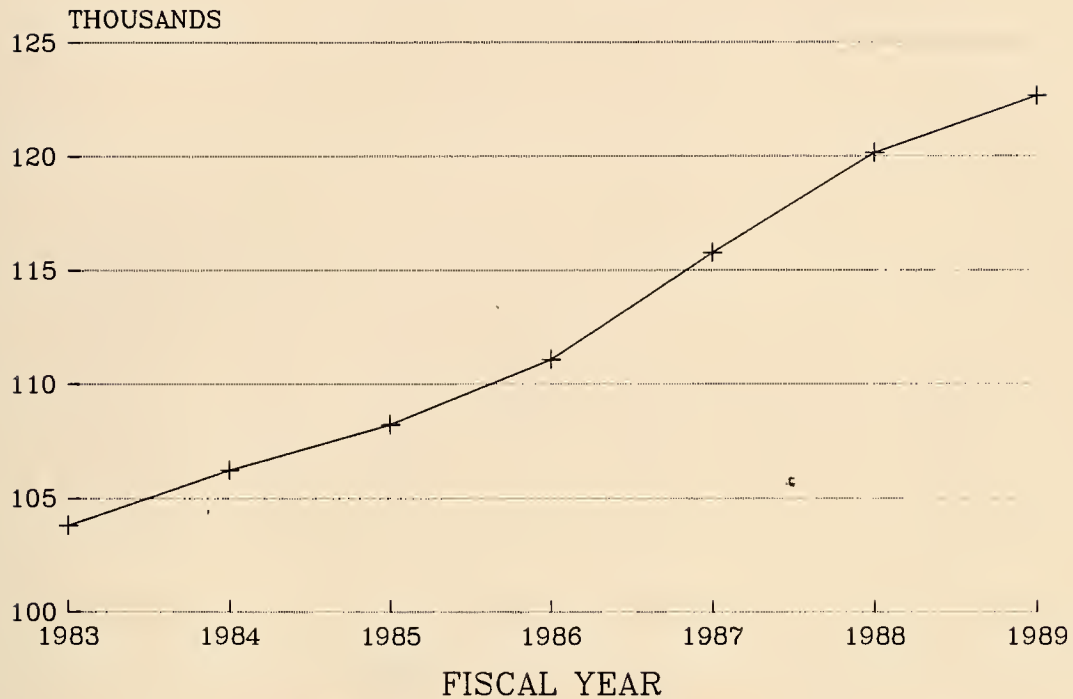
P = PERSONAL

NOTE: NUMBERS MAY NOT ADD DUE TO ROUNDING

FY 1989 NEW CONSTRUCTION
MAJOR PROJECTS

NAME OF PROJECT -----	FY 1989 VALUE -----	ADJUSTED FY 1988 VALUE -----	NET INCREASE -----	NET INCREASE TAX DOLLARS -----
INTERNATIONAL PLACE	\$193,859,000	\$168,968,415	\$24,890,585	\$539,130
500 BOYSTON ST.	\$111,789,000	\$44,084,040	\$67,704,960	\$1,466,489
150 FEDERAL ST.	\$106,398,500	\$71,203,440	\$35,195,060	\$762,325
75 STATE ST.	\$100,494,000	\$38,221,260	\$62,272,740	\$1,348,828
101 FEDERAL ST.	\$88,842,000	\$49,682,325	\$39,159,675	\$848,199
WORLD TRADE CENTER	\$77,756,000	\$73,090,710	\$4,665,290	\$101,050
ROWES WHARF-RES. CONDO	\$67,295,000	\$55,482,873	\$11,812,127	\$127,217
ROWES WHARF-COM. CONDO	\$76,416,500	\$59,492,047	\$16,924,453	\$366,584
MARKET PLACE CENTER	\$73,663,500	\$61,458,705	\$12,204,795	\$264,356
101 ARCH ST.	\$73,834,000	\$37,576,770	\$36,257,230	\$785,332
99 SUMMER ST.	\$54,331,500	\$48,798,750	\$5,532,750	\$119,839
HERITAGE-R. C.	\$50,707,000	\$21,388,148	\$29,318,853	\$437,091
CHILDREN'S COMPLEX-R.C.	\$25,831,500	\$20,887,470	\$4,944,030	\$73,707
855 BOYLSTON ST.	\$23,257,500	\$20,538,210	\$2,719,290	\$58,900
125 SUMMER ST.	\$20,633,500	\$3,641,715	\$16,991,785	\$368,042
ROWES WHARF-HOTEL	\$18,785,500	\$17,802,015	\$983,485	\$21,302
176 FEDERAL ST.	\$16,718,000	\$13,864,043	\$2,853,958	\$61,817
695 ATLANTIC AVE.	\$15,484,500	\$12,022,395	\$3,462,105	\$74,989
TENT CITY-R.C.	\$15,478,000	\$6,764,268	\$8,713,733	\$93,847
102 MASS. AVE.	\$11,456,000	\$5,258,138	\$6,197,863	\$134,246
20 CUSTOM HOUSE	\$9,042,500	\$3,071,030	\$5,971,471	\$129,342
745 ATLANTIC AVE.	\$8,781,000	\$2,189,303	\$6,591,698	\$142,776
2 CLARENDON ST.	\$8,503,000	\$992,145	\$7,510,855	\$162,685
1 FANUEIL HALL MKTPL.	\$7,973,000	\$2,520,788	\$5,452,213	\$118,095
21 CUSTOM HOUSE	\$5,940,500	\$1,916,145	\$4,024,355	\$87,168
TRANS. BLD. LEASE	\$4,304,000	\$2,929,080	\$1,374,920	\$29,781

NUMBER OF REAL ESTATE PARCELS FY 1983 - 1989



NUMBER OF REAL ESTATE PARCELS

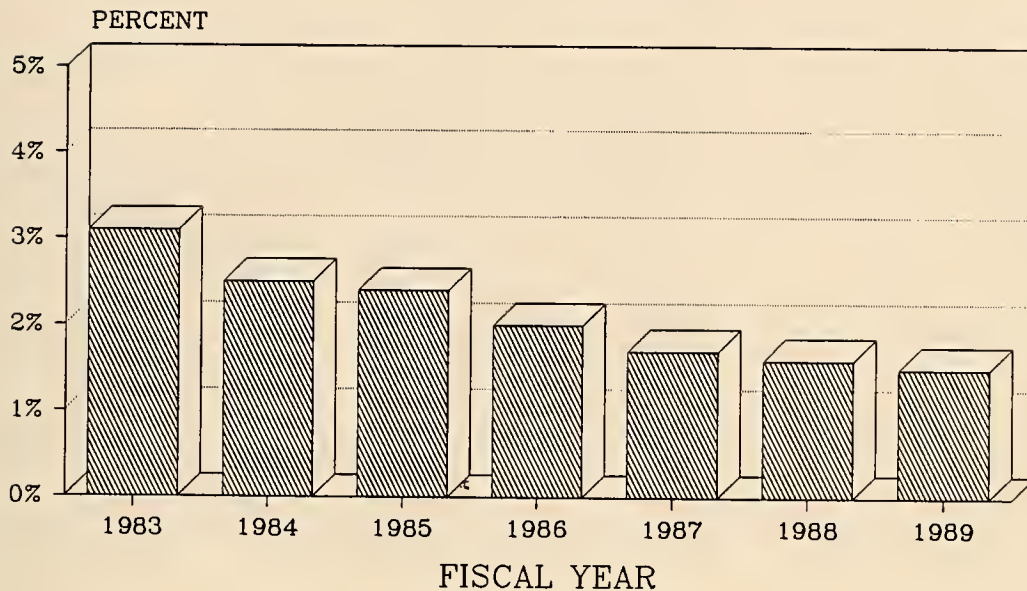
FY 1983 - 1989

FISCAL YEAR	PARCELS
1983	103,800
1984	106,229
1985	108,239
1986	111,071
1987	115,754
1988	120,156
1989	122,640

- In FY 1989 the number of real estate properties increased by 2,484 or 2.1%.

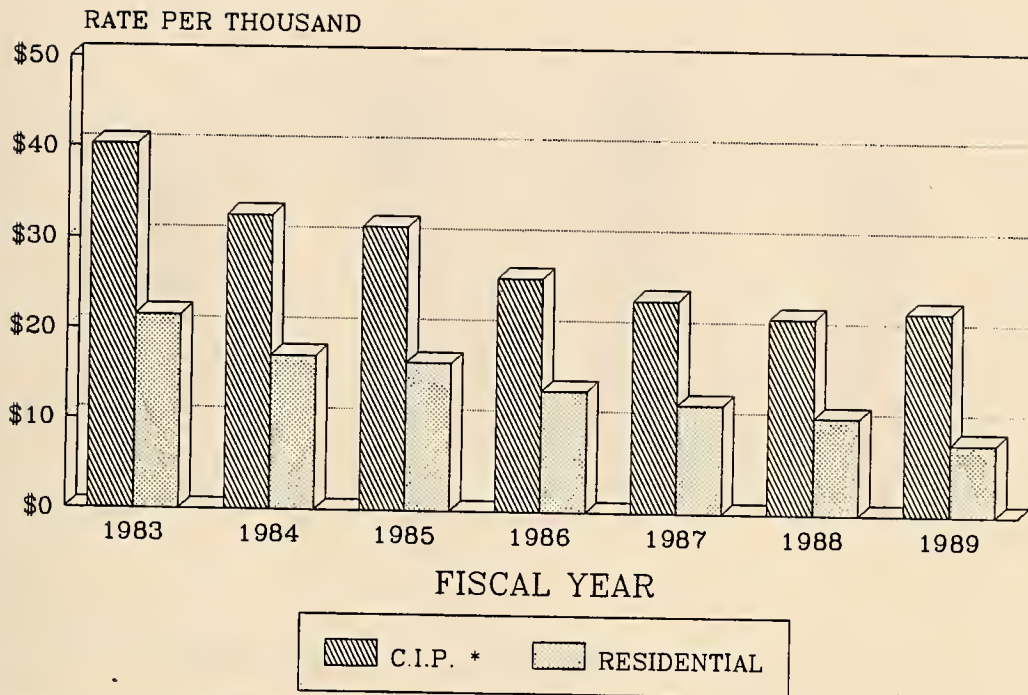
Section IV
The Tax Rate

BOSTON OVERALL EFFECTIVE TAX RATES FY 1983 - 1989



- The overall effective tax rate, taxes as a percent of value, will fall from 1.6% in FY 1988 to 1.5% in FY 1989.
- Under the mandates of Proposition 2 1/2, Boston's overall effective tax rate has declined from 3.1% in FY 1983 to 1.5% in FY 1989.

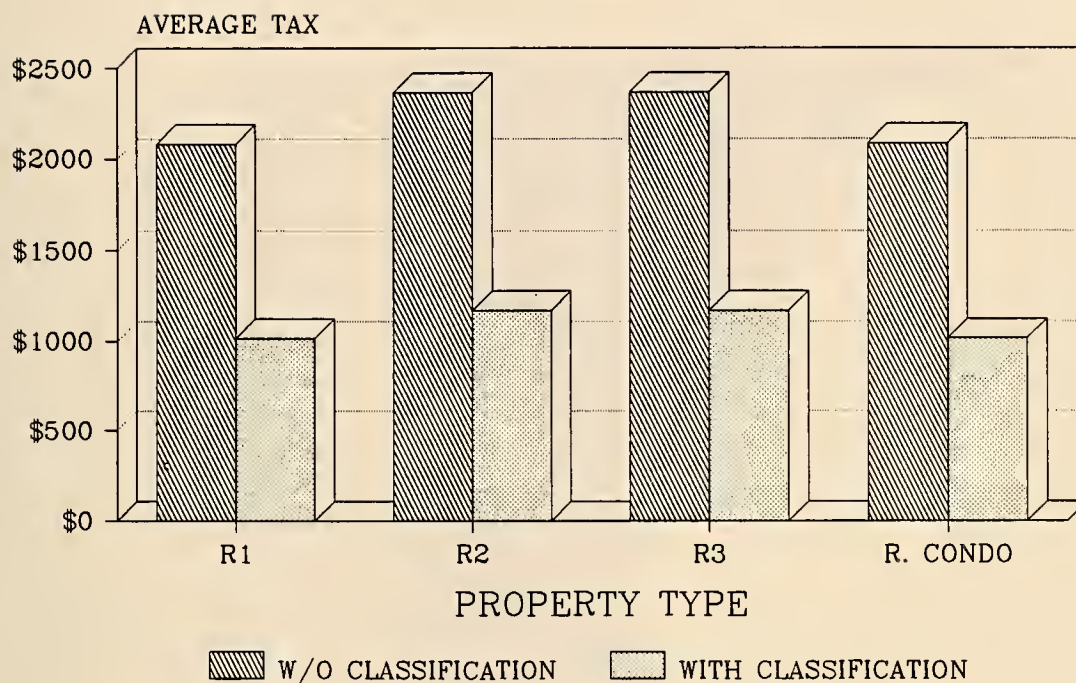
BOSTON TAX RATES FY 1983 - 1989



* COMMERCIAL, INDUSTRIAL, AND PERSONAL

- With the application of the minimum residential factor:
 - The FY 1989 Residential Tax Rate is \$7.97 per thousand, a 26% decrease from the FY 1988 rate of \$10.77 per thousand.
 - The FY 1989 Commercial Tax Rate is \$22.44 per thousand, a 3.6% increase from the FY 1988 rate of \$21.66 per thousand.

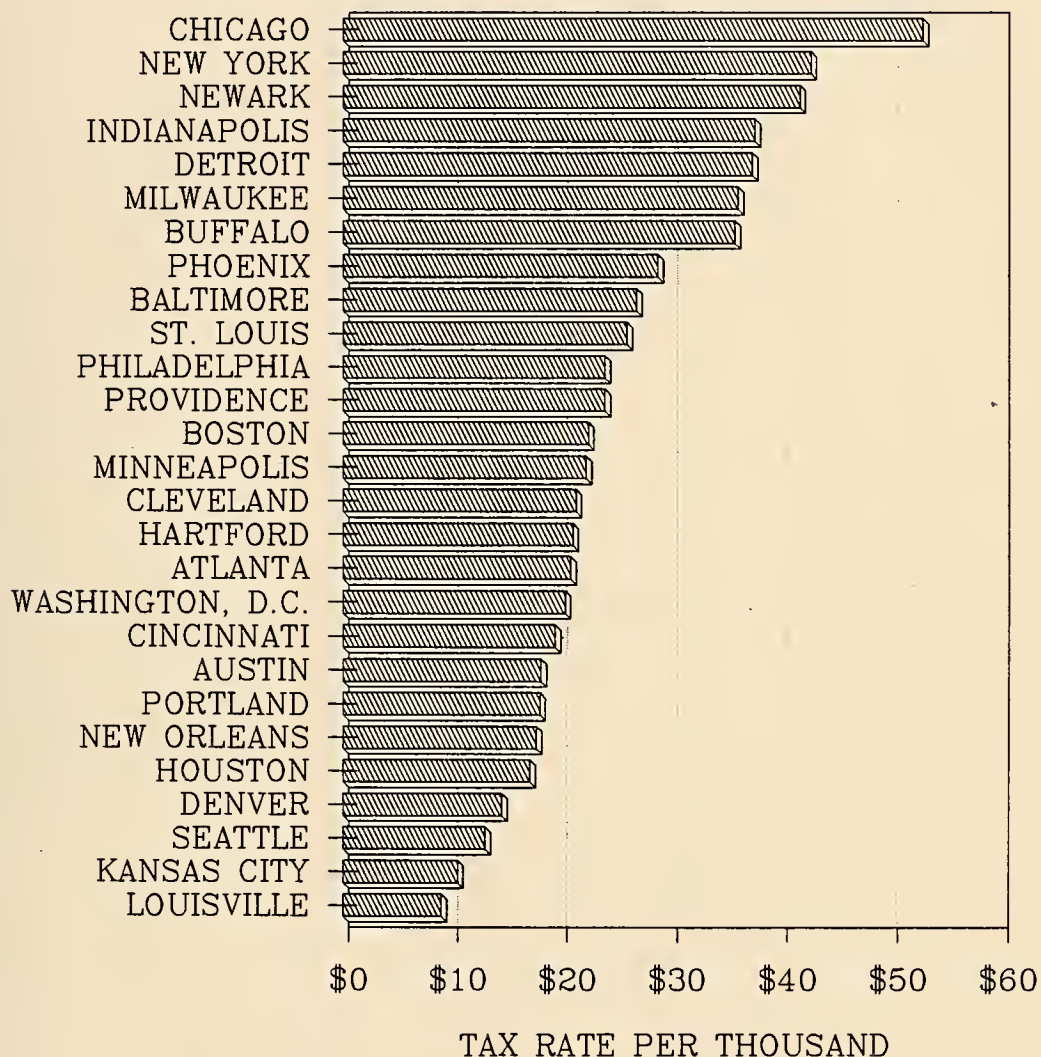
IMPACT OF CLASSIFICATION FY 1989



- The new classification law preserves tax savings for residential taxpayers.
- Without the implementation of classification to the benefit of residential taxpayers, average residential tax bills would increase substantially.
- Classification saves:
 - an average of \$1,067, on a single family home;
 - an average of \$1,195, on a two-family home;
 - an average of \$1,196, on a three-family home;
 - an average of \$1,069, on a residential condominium.



NATIONAL SURVEY OF COMMERCIAL TAX RATES DOWNTOWN CLASS A OFFICE PROPERTIES

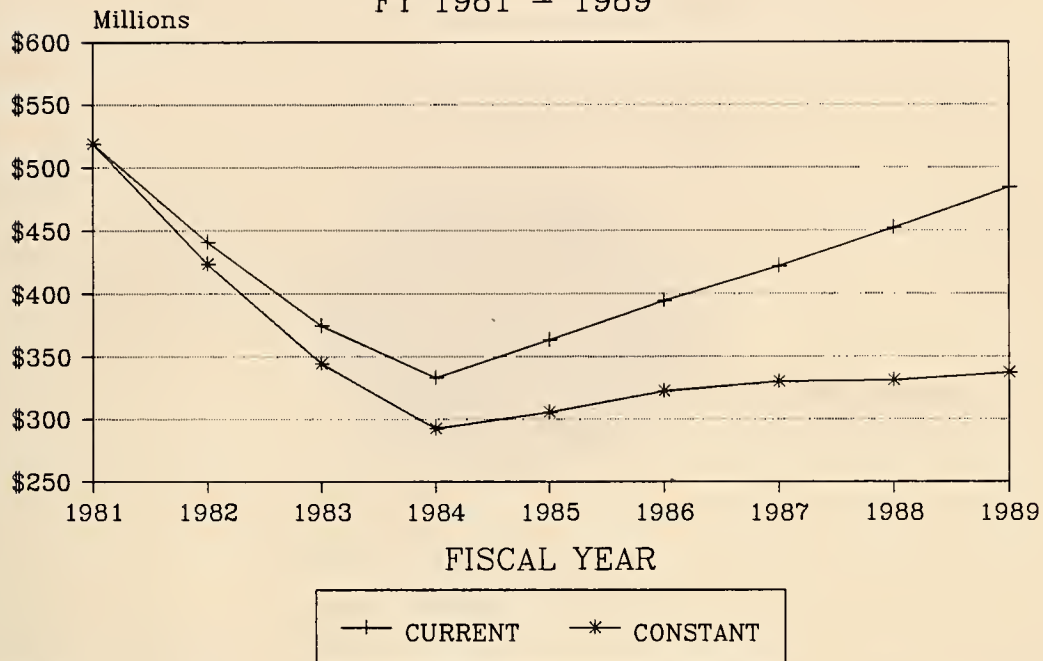


- In a survey of twenty-six major U.S. cities Boston's commercial tax rate remained competitive.

Section V
The Tax Levy

CITY OF BOSTON TOTAL PROPERTY TAX LEVY CURRENT VS. CONSTANT DOLLARS

FY 1981 - 1989



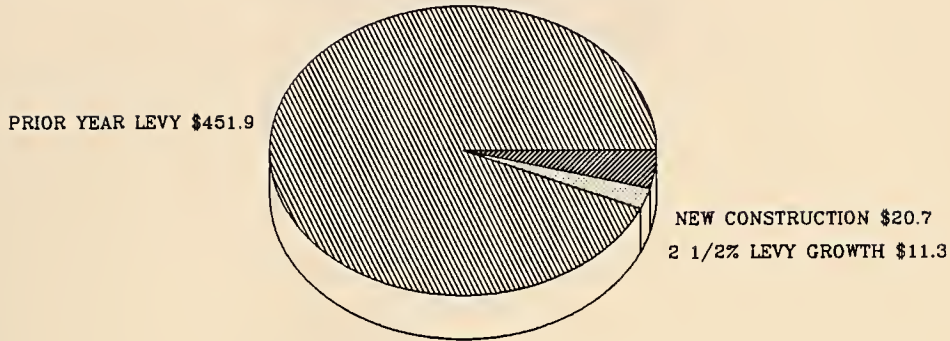
BASE YEAR = FY 1981

CITY OF BOSTON TOTAL PROPERTY TAX LEVY

FISCAL YEAR	LEVY	CONSTANT DOLLARS
-----	----	-----
1981	518,675,400	518,675,400
1982	440,719,176	423,261,809
1983	374,611,299	344,513,219
1984	333,268,119	292,184,771
1985	363,222,216	305,395,224
1986	394,592,935	322,617,829
1987	421,916,232	330,102,644
1988	451,873,316	331,030,654
1989	483,725,487	337,733,999

- The FY 1989 tax levy of \$483.7 million is \$34.9 million, or 6.7% less than the actual tax levy of FY 1981, prior to the implementation of Proposition 2 1/2. In inflation adjusted dollars, the FY 1989 is a full \$180.9 million, or 34.9% less than the pre-Proposition 2 1/2 level.

GROSS TAX LEVY FY 1983 - 1989



GROSS TAX LEVY
(MILLIONS OF DOLLARS)

	FY 1983	FY 1984	FY 1985	FY 1986	FY 1987	FY 1988	FY 1989
PRIOR YEAR LEVY	440.7	374.6	333.3	363.2	394.6	421.9	451.9
2 1/2% LEVY GROWTH	---	---	8.3	9.1	9.9	10.5	11.3
NEW GROWTH	---	---	21.6	22.3	17.5	19.5	20.7
TOTAL	374.6	333.3	363.2	394.6	421.9	451.9	483.7

* FY 1983 - 1984 INCREMENTAL COMPLIANCE OF PROPOSITION 2 1/2

NOTE: NUMBERS MAY NOT ADD DUE TO ROUNDING

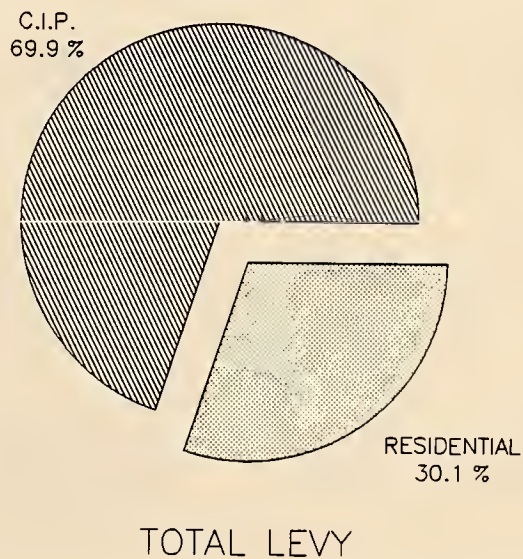
- Nearly two-thirds of the levy increase will be paid by new property taxpayers due to the record amount of new construction.
- The remaining \$11.3 million represents the City's allowable 2 1/2% levy growth under the provisions of Proposition 2 1/2.

RESIDENTIAL PROPERTIES REPRESENT OVER
ONE-HALF OF THE TAXABLE VALUE.....



* COMMERCIAL, INDUSTRIAL AND PERSONAL

.....YET, BECAUSE OF CLASSIFICATION,
PAY LESS THAN ONE-THIRD OF THE TAX LEVY.



PROPERTY TAX RECAP
FY 1983 - 1989

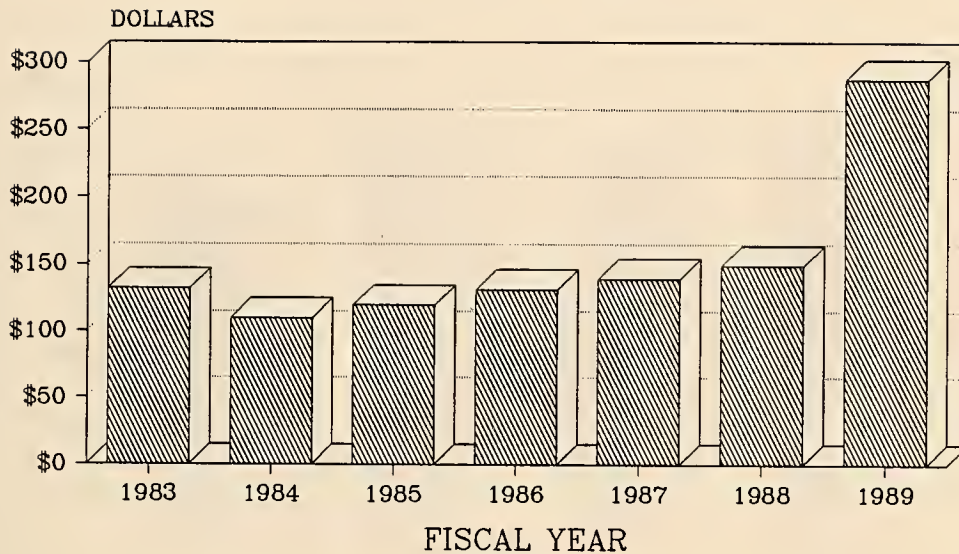
	LEVY	LEVY PERCENT	TAX RATE	RESIDENTIAL EXEMPTION
FY 89				
RESIDENTIAL	145,550,910	30.1%	7.97	287.18
C, P, I	338,174,577	69.9%	22.44	
TOTAL	483,725,487			
FY 88				
RESIDENTIAL	153,149,142	33.9%	10.77	149.26
C, P, I	298,724,174	66.1%	21.66	
TOTAL	451,873,316			
FY 87				
RESIDENTIAL	137,334,612	32.6%	12.02	139.47
C, P, I	284,581,620	67.4%	23.55	
TOTAL	421,916,232			
FY 86				
RESIDENTIAL	123,789,327	31.4%	13.46	131.27
C, P, I	270,803,608	68.6%	25.85	
TOTAL	394,592,935			
FY 85				
RESIDENTIAL	110,829,161	30.5%	16.42	119.65
C, P, I	252,393,055	69.5%	31.36	
TOTAL	363,222,216			
FY 84				
RESIDENTIAL	100,248,717	30.1%	17.10	109.90
C, P, I	233,019,402	69.9%	32.54	
TOTAL	333,268,119			
FY 83				
RESIDENTIAL	114,371,452	30.6%	21.47	132.04
C, P, I	260,239,847	69.4%	40.30	
TOTAL	374,611,299			

C, P, I = COMMERCIAL, PERSONAL AND INDUSTRIAL CLASSES

50



RESIDENTIAL EXEMPTION FY 1983 - 1989

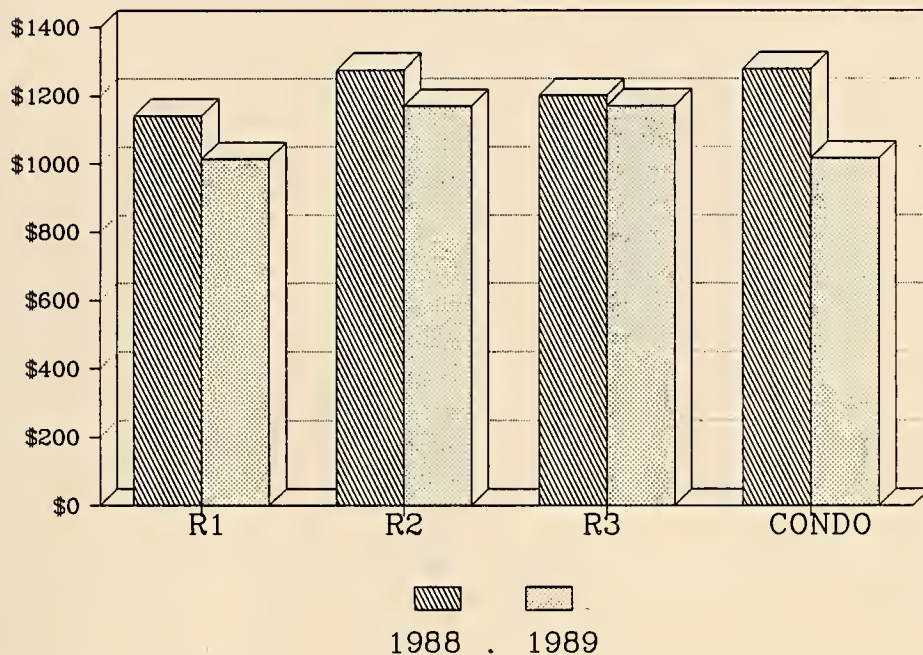


- The new classification law also allows municipalities to increase the residential exemption.
- In Boston, the residential exemption nearly doubled from \$149.26 to \$287.18.



AVERAGE RESIDENTIAL PROPERTY TAX

FY 1988 - 1989

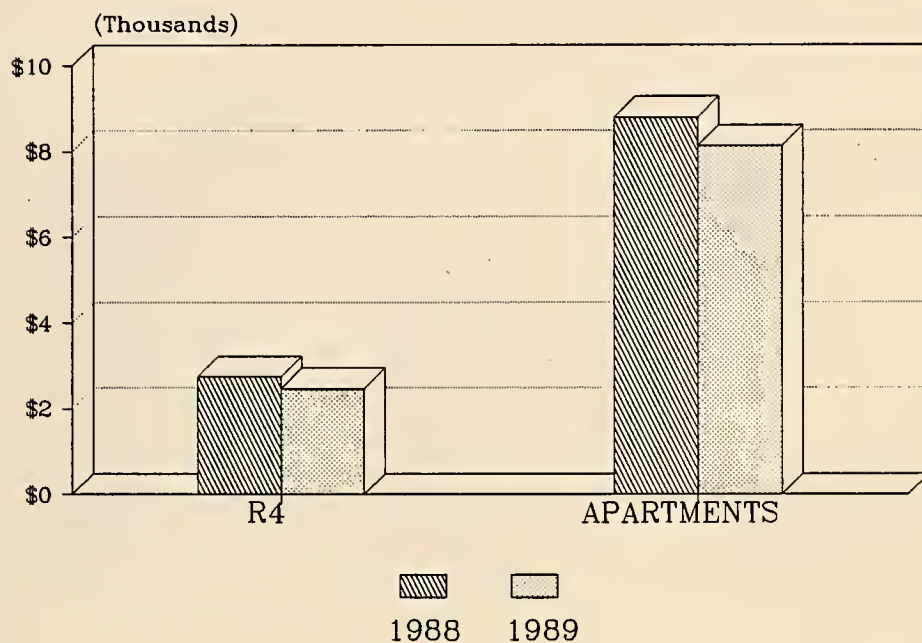


- Since FY 1988, the average tax on a single family home decreased \$129, from \$1,142 to \$1,013. *
- The average tax on a two-family home decreased \$106, from \$1,275 to \$1,169. *
- The average tax on a three-family home decreased \$31, from \$1,201 to \$1,170. *
- The average tax on a residential condominium decreased \$263, from \$1,278 to \$1,015. *

* Including the residential exemption.

AVERAGE RESIDENTIAL PROPERTY TAX

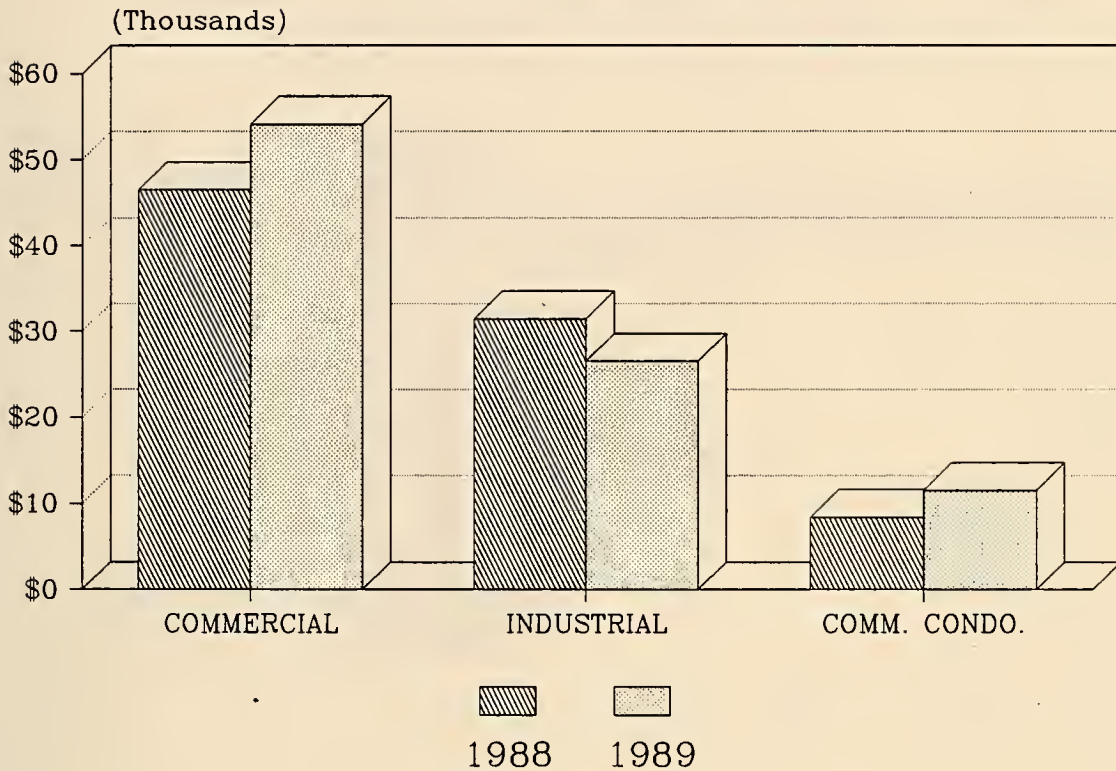
FY 1988 - 1989



- The average tax on a four to six family home decreased \$288 since FY 1988, from \$2,745 to \$2,457.
- The average tax on apartment buildings decreased \$720, from \$8,805 to \$8,085.

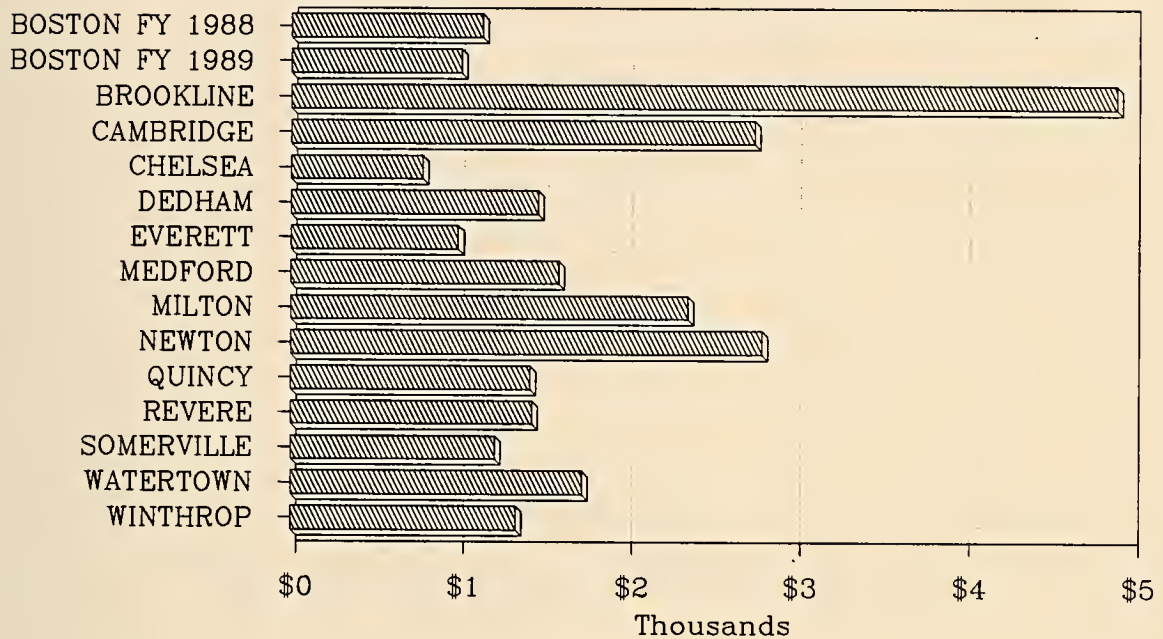
AVERAGE COMMERCIAL & INDUSTRIAL TAXES

FY 1988 - 1989



- Since FY 1988, the average tax on commercial property increased \$7,626, from \$46,488 to \$54,114.
- The average tax on industrial property decreased \$4,923, from \$31,450 to \$26,527.
- The average tax on a commercial condominium increased \$3,106, from \$8,447 to \$11,553.

AVERAGE TAX ON A SINGLE FAMILY HOME GREATER BOSTON AREA (FY 1988)



NET RESIDENTIAL EXEMPTION

- The City of Boston has among the lowest average property tax for a single family home in the metropolitan area.

Section VI
List Of Taxpayer Publications

LIST OF TAXPAYER PUBLICATIONS

REPORTS

- ☐ FY 1989 PROPERTY TAX FACTS AND FIGURES
- ☐ FY 1989 PROPERTY REVALUATION REPORT
- ☐ FY 1988 ANNUAL REPORT

STATUTORY EXEMPTION

- ☐ ELDERLY (CLAUSE 41C)
- ☐ SURVIVING SPOUSE, MINOR CHILDREN, ELDERLY (CLAUSE 17D)
- ☐ VETERANS (CLAUSE 22)
- ☐ BLIND (CLAUSE 37A)
- ☐ HARDSHIP (CLAUSE 18)
- ☐ SURVIVING SPOUSE, MINOR CHILD OF A POLICE OR FIREFIGHTER
KILLED IN THE LINE OF DUTY (CLAUSE 42/43)
- ☐ TAX DEFERRAL (CLAUSE 41A)
- ☐ CHARITABLE ORGANIZATIONS (CLAUSE 3)
- ☐ HOUSES OF WORSHIP AND PARSONAGES (CLAUSE 11)

TAXPAYER INFORMATION GUIDES

- ☐ FY 1989 TAX BILL EXPLANATION (89-1)
- ☐ FY 1989 TAX BILL - PROBLEM RESOLUTION (89-2)
- ☐ DEADLINES FOR APPLICATION FOR ABATEMENT AND
EXEMPTION - FY 89 (89-3)
- ☐ APPLICATION FOR ABATEMENT & EXEMPTION-INSTRUCTIONS(89-4)
- ☐ ABATEMENT PROCEDURE (89-5)
- ☐ RESIDENTIAL EXEMPTION (89-6)
- ☐ PERSONAL PROPERTY TAX (89-7)
- ☐ FISCAL YEAR 1989 REVALUATION (89-8)
- ☐ PUBLICATIONS LIST (89-9)

NAME_____

ADDRESS_____

CITY_____STATE_____ZIP_____

SEND TO: ASSESSING INFORMATION CENTER
ROOM 301, CITY HALL
BOSTON, MA 02201



Section VII
Historical Perspective

HISTORICAL PERSPECTIVE

BOSTON

1689

John Joyliffe, Town Clerk

Edward Willis, Treasurer

Population: 5,996

Total Assessed Value:

20,000 pounds

Total Property Tax Levy:

200 pounds

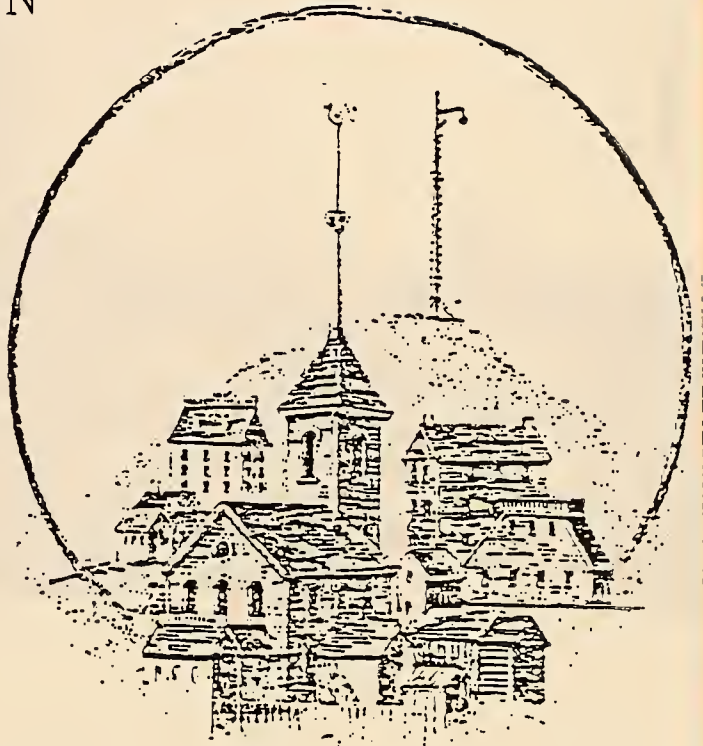
Residential Tax Rate:

One penny per pound or;

or; \$10.00

Taxpayers:

1,326



The First King's Chapel, built 1689, enlarged 1710, showing the wooden building and the beacon pole on Beacon Hill

1789

William Cooper, Town Clerk

Benjamin Henderson, Collector

Population: 18,000

Total Assessed Value:

N/A

Total Property Tax Levy:

10,320 pounds

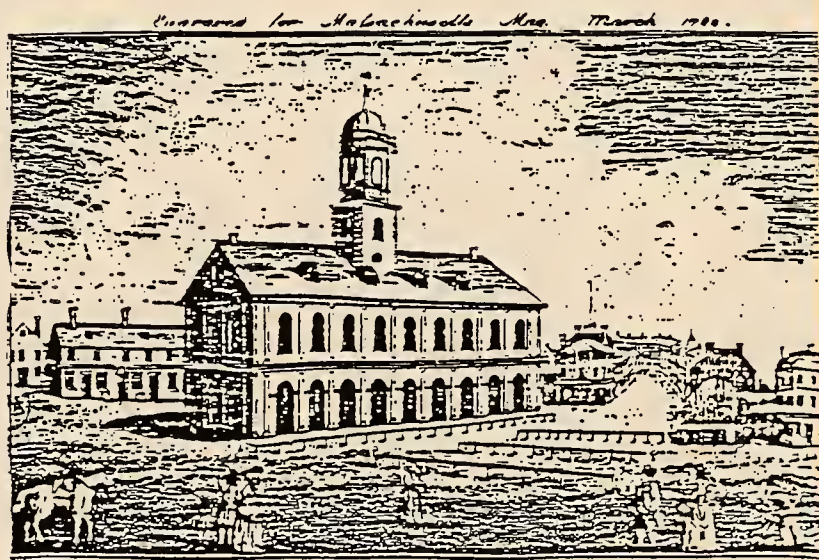
Residential Tax Rate:

Two shillings per five pounds

or; \$20.00

Taxpayers:

N/A



Faneuil Hall in 1789

